



3000 S. Bartells Dr.
Beloit, WI 53511
608.364.2980 Phone
608.364.2999 Fax
www.townofbeloitwi.gov

May 1, 2026

Ms. Tina Tendall
1463 S. Baell School Road, Suite 5
Rockford, IL 61108

Subject: Zoning confirmation Letter for 972 E. Philhower Rd, Parcel 6-2-2201.1

Dear Ms. Tendall:

This letter is to follow-up the information request regarding the zoning of the parcel located at 972 E. Philhower Rd. That property is zoned B-3, General Business District, but the current use has been as a single family residence.

The B-3 District is to provide areas for commercial uses fronting on or having immediate access to arterial and collector streets. Below are the development standards:

Development Standards	B-3 General Business District
Minimum Lot Width	80 Ft
Minimum Lot Area	10,000 SF
Front Setback	20 Ft
Side Setback	10 Ft
Rear Setback	20 Ft
Maximum Height, Principal Building	45 Ft

There are no outstanding notices of violation related to the above-referenced property.

If you have any questions, please contact me at your convenience.

Sincerely,

Timothy W. Kienbaum
Community Development Director
Building Inspector